

10 tips for getting your deposit back

1. You should only pay a deposit when you're happy with the accommodation and you are certain you wish to rent it. Always get a receipt for your deposit and never pay by cash.
2. All rent and bill payments must, by law, be recorded either in a rent book or a receipt must be provided.
3. Your landlord must give you a list of all furniture and appliances provided in the property at the commencement of the tenancy. The Threshold rent book provides space to note these items and their condition.
4. Take photographs of every room including any damaged items when you move in. Ask your landlord to sign and date them.
5. Look after your accommodation and promptly inform your landlord, in writing, of any repairs needed during the tenancy and keep a copy of any correspondence. Allow your landlord access to the property to carry out repairs.
6. Give the correct notice in writing when you are leaving and keep a copy of the notice.
7. Make sure that all rent and bills are paid and remember to return the keys on vacation of tenancy.
8. When you leave, your landlord must promptly return your deposit in accordance with the Residential Tenancies Act 2004. Deductions may only be made from a deposit if there is rent or bills payable by the tenant outstanding or if there has been damage to the property above normal wear and tear.
9. Remember your rent deposit belongs to you, not to your landlord.
10. If your landlord fails to return your deposit or makes unfair deductions, contact Threshold for advice